

Beautiful 4 bedroom longère in the heart of a sought after village in the Seven Valleys with easy access to the Shuttle and Channel ports.



INFORMATION

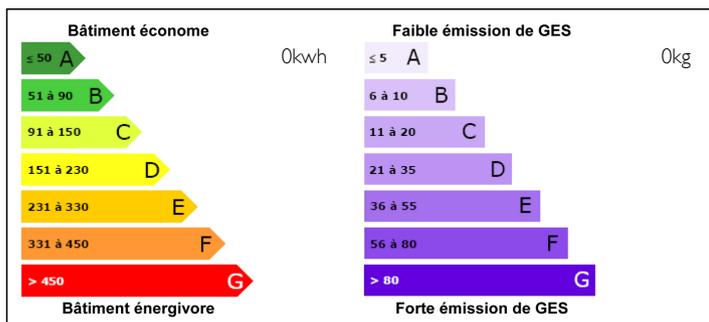
Town:	CONTES
Department:	Pas de Calais
Bed:	4
Bath:	4
Floor:	144 m2
Plot Size:	1651 m2



IN BRIEF

Lovely well kept property set in a village a few minutes drive from the towns of Hesdin & Montreuil. A traditional longère, the property offers very spacious accommodation with a lounge, dining room, games room, kitchen, two bedrooms, two bathrooms and shower room on the ground floor along with a fully glazed conservatory off the kitchen. Upstairs are a mezzanine bedroom and a fourth bedroom with en-suite bathroom and dressing room. Outside are a large courtyard to the front with garage and lawns to the rear along with a covered terrace.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Games room - 4.5m x 3.9m

Dining room - 4m x 3.5m

Lounge - 4m x 3.5m

Bedroom 1 - 4m x 3.5m

Bedroom 2 - 3.5m x 3m

Bedroom 3 (mezzanine) - 3m x 3m

Bedroom 4 - 3m x 3m

Conservatory - 4m x 3m

All sizes are approximate



The ground floor also comprises a boiler room, utility room and covered fuel storage

Viewing of this superb home is by appointment only and with the agent

LOCAL TAXES

Taxe foncière: 1200 EUR

NOTES